

173.0

0006

0001.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

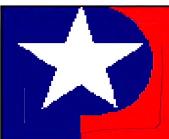
Total Card / Total Parcel

1,027,400 / 1,027,400

APPRAISED: 1,027,400 / 1,027,400

USE VALUE: 1,027,400 / 1,027,400

ASSESSED: 1,027,400 / 1,027,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
42		TANAGER ST, ARLINGTON

OWNERSHIP	Unit #:	
Owner 1: AHERN THOMAS R & JEANNE C		
Owner 2:		
Owner 3:		
Street 1: 42 TANAGER STREET		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains .12 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 3222 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5228	Sq. Ft.	Site			0	70.	1.10	8									403,789						403,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5228.000	611,900	11,700	403,800	1,027,400		115510
							GIS Ref
							GIS Ref
							Insp Date
							01/15/09

**USER DEFINED**

Prior Id # 1:	115510
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	17:09:07
LAST REV Date	Time
11/07/19	17:31:42
danam	
13473	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	611,900	11700	5,228.	403,800	1,027,400		Year end	12/23/2021
2021	104	FV	583,900	11700	5,228.	403,800	999,400		Year End Roll	12/10/2020
2020	104	FV	584,000	11700	5,228.	403,800	999,500	999,500	Year End Roll	12/18/2019
2019	104	FV	426,900	12000	5,228.	403,800	842,700	842,700	Year End Roll	1/3/2019
2018	104	FV	426,900	12000	5,228.	357,600	796,500	796,500	Year End Roll	12/20/2017
2017	104	FV	400,100	12000	5,228.	300,000	712,100	712,100	Year End Roll	1/3/2017
2016	104	FV	400,100	12000	5,228.	300,000	712,100	712,100	Year End	1/4/2016
2015	104	FV	356,100	12200	5,228.	259,600	627,900	627,900	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBERTS JAMES &	24997-550		11/16/1994		197,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2019	628	Redo Bat	5,000	C				
5/22/2018	677	Wood Dec	4,000	C				
5/26/2015	562	Siding	6,000					
8/14/2008	927	Manual	40,000	O	G10	GR FY10	replace existing g	
6/11/1999	387	Alterati	25,000	C				20 FT DORMER-BATH+
9/19/1997	560	Manual	2,500	C				REBUILD PORCH
11/22/1994	624		5,000					REM/KITCHEN

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/4/2015	Permit Insp	PC	PHIL C
1/15/2009	Measured	345	PATRIOT
1/4/2000	Meas/Inspect	263	PATRIOT
2/9/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

